Rare 80 Acres Near Arcadia with Home, Pond & Prime Development Potential
22901 N Henney Rd
Luther, OK 73054

$2,400,000
80± Acres
Oklahoma County







MORE INFO ONLINE:

https://greatplainslandcompany.com/

SUMMARY

Address
22901 N Henney Rd

City, State Zip
Luther, OK 73054

County
Oklahoma County

Type
Hunting Land, Business Opportunity, Horse Property, Single Family, Residential Property, Recreational Land

Latitude / Longitude
35.704339 / -97.288616

Dwelling Square Feet
1960

Bedrooms / Bathrooms
3 / 2.5

Acreage
80

Price
$2,400,000

Property Website
https://greatplainslandcompany.com/detail/rare-80-acres-near-arcadia-with-home-pond-prime-development-potential-oklahoma-oklahoma/111204/







PROPERTY DESCRIPTION

Finding 80 acres in eastern Oklahoma County is becoming increasingly rare and this exceptional tract delivers both privacy and proximity. Located just 5 miles from Arcadia and only 10 miles to the I-35 corridor in Edmond, this remarkable 80-acre property offers blacktop frontage and an outstanding blend of seclusion, recreation, and future potential. A well-maintained 2,128 square foot modular home features 3 bedrooms and 2.5 baths, complete with a covered back patio deck overlooking a beautiful pond the perfect setting to unwind and enjoy Oklahoma sunsets.

Additional improvements include a 40x50 workshop and a well house, with established utilities already in place. One of the most unique aspects of this property is its privacy. A 1/4 -mile-long driveway leads to the back half of the acreage where the primary home and pond are tucked away, offering a secluded setting rarely found this close to town. The front portion of the property also contains an additional home with no contributory value; however, electric service is already in place, providing an opportunity for a second residence or future build site.

Recreational opportunities abound with ATV trails winding throughout the timber and multiple open pockets that could serve as food plots or future improvement sites. Deer and wildlife are plentiful, making this an excellent hunting property as well.

Whether you're searching for a private family recreational retreat, a future estate property near the growing Arcadia area, or a strategic investment and development opportunity, this tract checks every box. The subtle yet character-rich topography enhances both its recreational appeal and long-term upside.

Seller will consider dividing the property into two 40-acre tracts.

Call Jackson @ 405-503-0878 to set up showings or with additional questions.

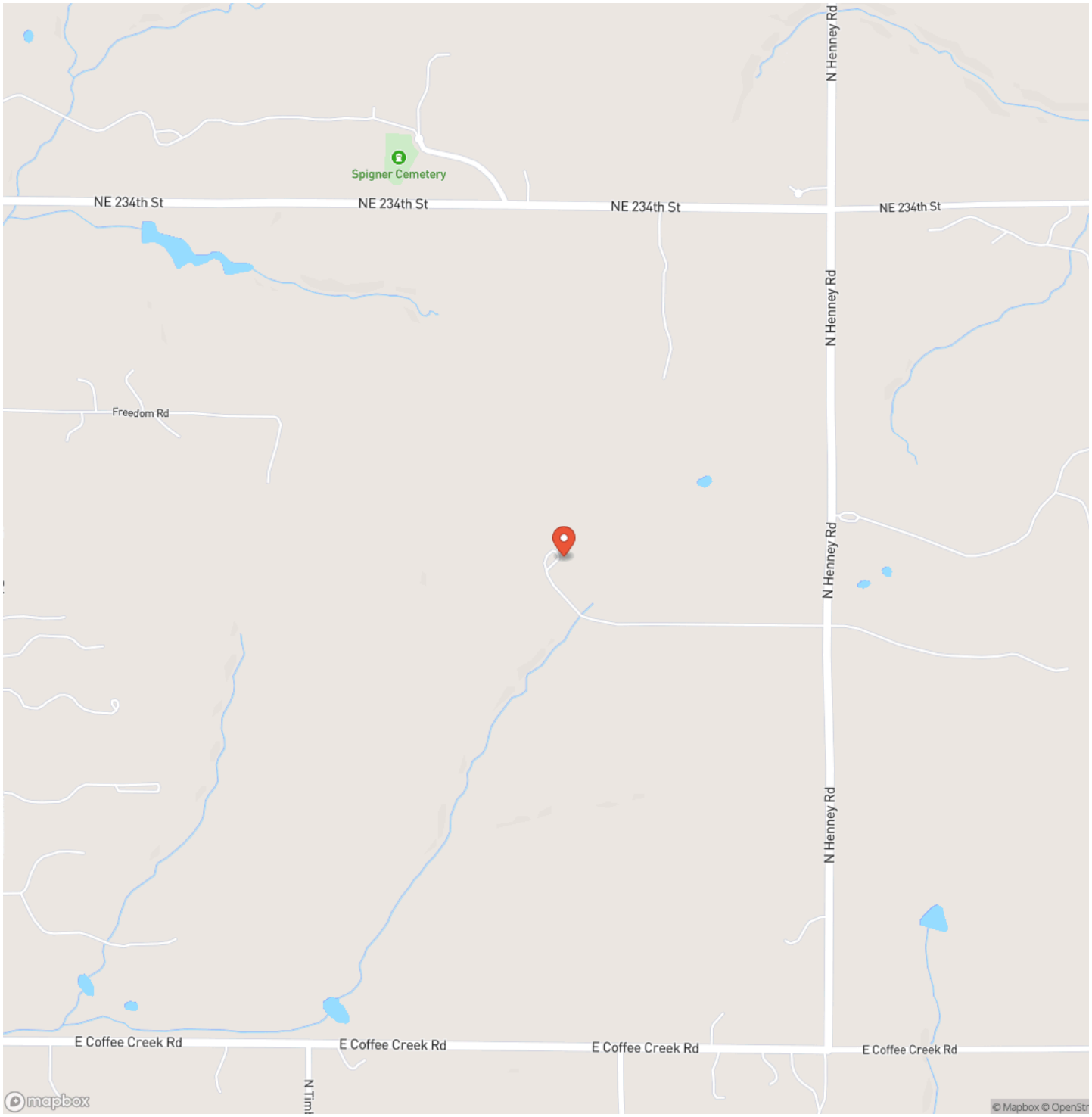
- 2128 Sq. ft. home
- 3 bed 2.5 bath w/study
- 1 acre pond
- 1/4 mile driveway
- blacktop frontage
- 5 miles to Arcadia
- 10 mile to I-35 corridor
- 40x50 shop
- water well
- CREC electric
- Centranet fiber optic internet



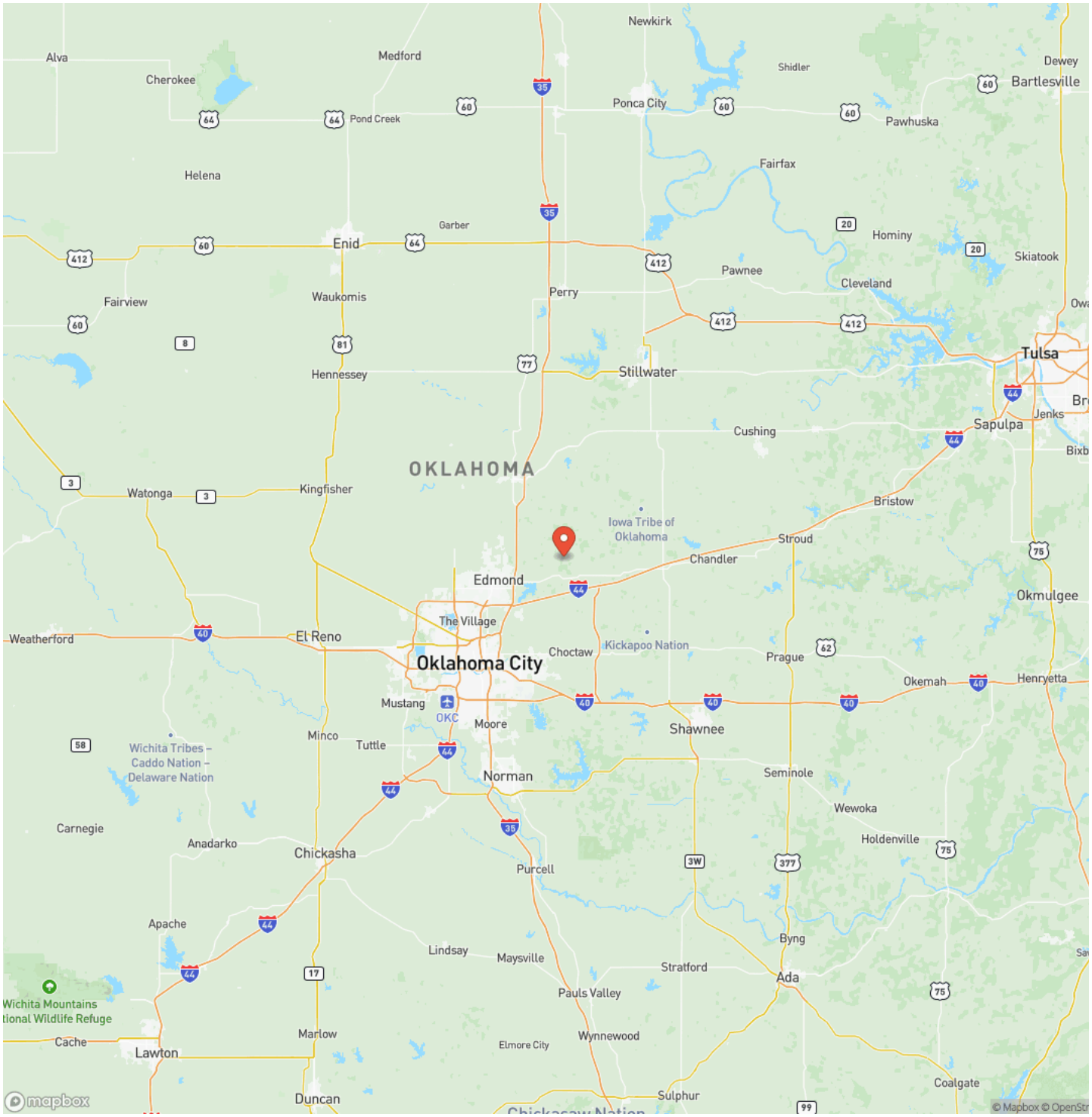




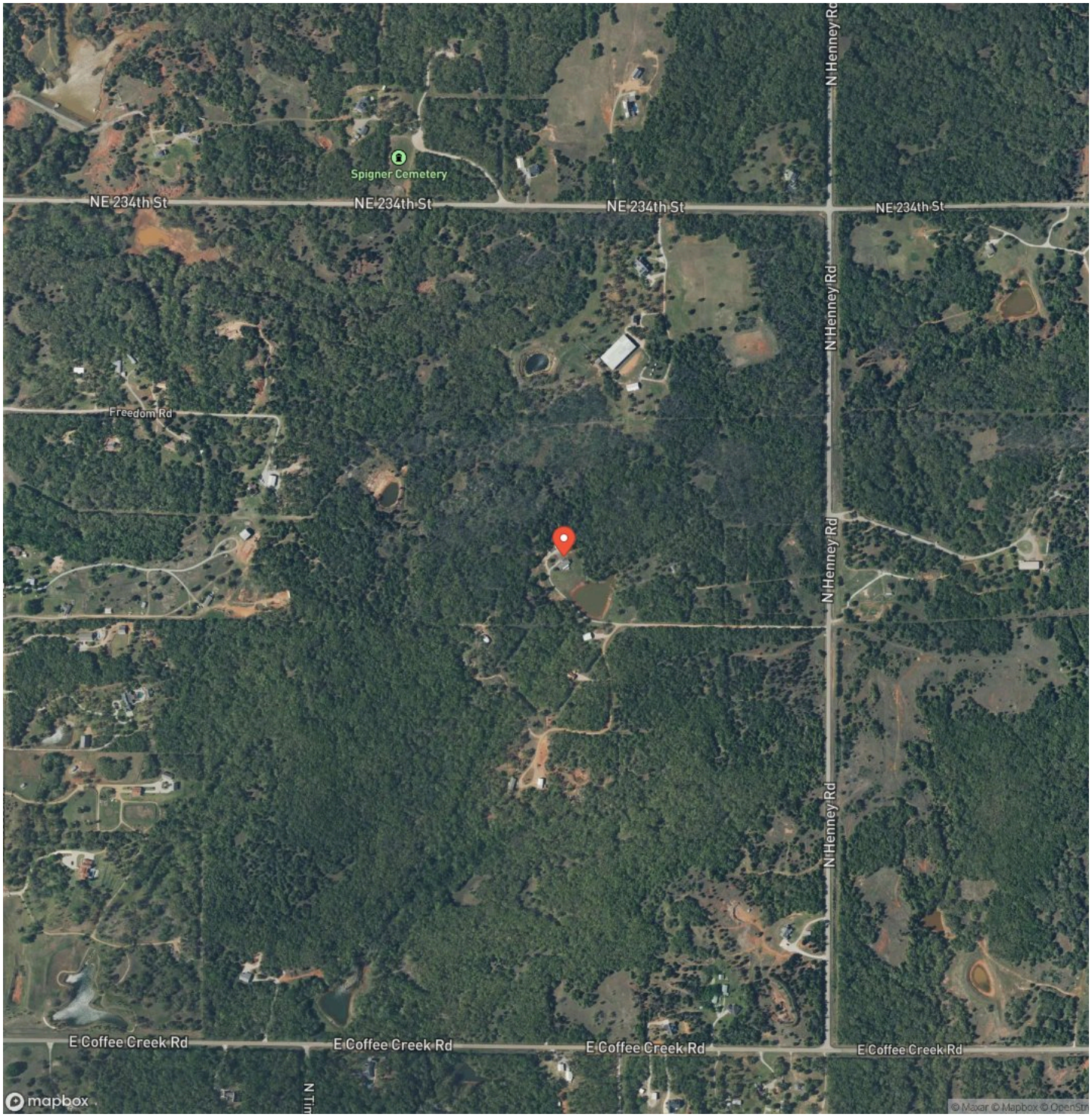

Locator Map


N Henney Rd
Spigner Cemetery
NE 234th St
NE 234th St
NE 234th St
NE 234th St
N Henney Rd
Freedom Rd
N Henney Rd
N Henney Rd
E Coffee Creek Rd
E Coffee Creek Rd
E Coffee Creek Rd
E Coffee Creek Rd
mapbox
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Locator Map


Newkirk
Alva
Medford
Cherokee
Shidler
Dewey
Bartlesville
Ponca City
Pond Creek
Pawhuska
Helena
Fairfax
Garber
Enid
Hominy
Skiatook
Pawnee
Cleveland
Fairview
Waukomis
Perry
Hennessey
Stillwater
Tulsa
Jenks
Sapulpa
Cushing
OKLAHOMA
Watonga
Kingfisher
Bristow
Iowa Tribe of Oklahoma
Stroud
Chandler
Edmond
Okmulgee
The Village
Weatherford
El Reno
Choctaw
Kickapoo Nation
Oklahoma City
Prague
Okemah
Henryetta
Mustang
OKC
Moore
Minco
Tuttle
Shawnee
Wichita Tribes – Caddo Nation – Delaware Nation
Norman
Seminole
Wewoka
Carnegie
Anadarko
Chickasha
Holdenville
Purcell
Apache
Byng
Lindsay
Maysville
Stratford
Ada
Pauls Valley
Wichita Mountains National Wildlife Refuge
Cache
Marlow
Wynnewood
Elmore City
Lawton
Coalgate
Duncan
Sulphur
mapbox

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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(405) 503-0878

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Jackson@greatplains.land

Address
501 North Walker Avenue

City / State / Zip

NOTES

NOTES

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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